

CITY OF VANCOUVERSPECIAL COUNCIL - APRIL 28, 1977PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 28, 1977, at 7:30 p.m., in the Auditorium of Eric Hamber Secondary School, 5025 Willow Street, for the purpose of holding a Public Hearing to amend the Zoning and Development and Sign By-laws.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Harcourt, Kennedy, Marzari, Puil
and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - Area Generally Bounded by
Oak Street, West 28th Avenue, Heather
Street and West 32nd Avenue (Shaughnessy
Hospital Site)

An application was received from the British Columbia Medical Centre to rezone Block 1009, Except Parcel A, D.L. 526, Plan 10359 being the area generally bounded by Oak Street, West 28th Avenue, Heather Street and West 32nd Avenue

From: (RS-1) One Family Dwelling District and
(RT-2) Two Family Dwelling District
To: (CD-1) Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

Uses: Hospital
Customarily Ancillary Facilities such as:
1. Medical Laboratory
2. Dietary and Kitchen
3. Central Stores
4. Laundry
5. Off-Street Parking and Loading

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: The floor space ratio of all buildings shall not exceed 0.6. In computing the floor space ratio, the floor area of all buildings shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building). In addition to the above, parking structures may be permitted, such parking structures not to exceed a floor space ratio of 0.25. In computing the floor space ratio, the floor area of all parking structures shall include the total floor area of all the floors of all parking structures on the site (measured to the extreme outer limits of the parking structure).

Height: (a) The height of the buildings shall not exceed two storeys nor 35 feet, measured from the average finished grade surrounding the building, for that area of the site within the following:

cont'd....

Rezoning - Shaughnessy Hospital
Site (cont'd)

- (i) an easterly distance of 358 feet measured from the property line abutting Oak Street;
 - (ii) a southerly distance of 200 feet measured from the property line abutting West 28th Avenue;
 - (iii) a westerly distance of 50 feet measured from the property line abutting Heather Street;
 - (iv) a northerly distance of 140 feet measured from the property line abutting West 32nd Avenue.
- (b) The height of any building shall not exceed five storeys nor 60 feet measured from the average finished grade surrounding the building for that area of the site encompassed by the areas defined in Section 4(a) of this By-Law.

Off-Street
 Parking:

A minimum of 1,400 off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-Law No. 3575.

And also subject to the following conditions:

1. Each stage of development first require a development permit with approval of the Director of Planning, after advice from the Urban Design Panel and relevant City officials, with special attention being given to the height, location, exterior finishes, off-street parking, off-street loading, vehicular and pedestrian circulation, landscaping and treatment of open portions of the site.
2. That the buildings on the site be as follows:
 - (a) Shaughnessy Hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans
 (5 storeys plus basement in height)
 - (b) A 200-bed acute care pediatric hospital
 (2 storeys plus basement or cellar in height)
 - (c) A 90-bed acute care obstetrics hospital
 (2 storeys plus basement or cellar in height)
 - (d) A 150-bed extended care unit
 (3 storeys plus basement or cellar in height)
 - (e) A Provincial Laboratory
 (4 storeys plus basement or cellar in height)
 - (f) A Logistics Building
 (1 storey plus basement or cellar in height).
3. All points of vehicular ingress and egress to the site be first approved by the City Engineer and the Director of Planning, but in no case shall vehicular access be permitted from West 32nd Avenue.
4. B.C.M.C. to give Council a letter or undertaking that if at any time, after a report from the City Engineer and the Director of Planning, the 1,400 required off-street parking spaces are found to be inadequate, B.C.M.C. will provide the necessary off-street parking spaces to eliminate the deficiency.

The Director of Planning recommended approval of the application.

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Rezoning - Shaughnessy Hospital
Site (Cont'd)

The Director of Planning reviewed the application for Council's information.

Mr. A. C. Kelly of the B.C. Medical Centre, read a brief pointing out that the proposed development has involved many months of consideration and planning, and urged approval.

Council heard from the following speakers in opposition of the proposal. A number of these speakers specifically expressed concern over possible parking and traffic problems which may be caused by the development:

Mr. H. Gordon-Cooper, Citizens Advisory Committee for Shaughnessy Hospital.

Mr. James R. Smith, Cambie Ratepayers' Association.

Mrs. Marcie Smorden.

Mr. D. McCougan, Cambie Ratepayers' Association.

Mr. E. Scroggs, Citizens' Action Committee on Shaughnessy.

Mr. Roland Johnson.

Mrs. Anne Lyman, resident.

In addition, Mr. T. Osborn, resident of the area, suggested that only the 150 bed extended care unit be incorporated in the present Shaughnessy Hospital.

Mr. N. Davidowicz addressed Council and put forward suggestions for improving transit service in the area.

The following addressed Council in favour of the application:

Dr. Sydney Israels, Department of Pediatrics, U.B.C.

Mr. G. H. Tullidge, Chairman of the Board of the Children's Hospital.

Miss King of the Health Centre for Children.

Dr. Wm. Jory, President of B.C. Medical Association, stated that his 4,000 member organization is unanimous in requesting immediate approval of the proposed development.

Mr. C. W. Nash, Chairman of the Board of Trustees of Shaughnessy Hospital read a letter from the Hospital Board requesting approval and construction of the new facilities as soon as possible.

Mr. D. Cullen of the Royal Canadian Legion, Pacific Command.

Mr. Orson Banfield, Chairman of the Health Centre for Children Society.

Mr. Reuben Bronstein, former member of the Shaughnessy Citizens' Advisory Committee.

Ms. Elaine Carty, on behalf of the Maternal Health Committee.

Ms. Katherine Adler

Cont'd.....

Rezoning - Shaughnessy Hospital
Site (cont'd)

Mr. Robert Wenner urged that there be no charge on the parking facilities.

Dr. J.H. Smith, Dr. E.J. Bowmer and Dr. G.D. Kettys, all addressed Council and urged approval of the Provincial Laboratory component within the development.

Mrs. Aileen Hunter of the University Women's Club, suggested a decision be postponed to provide the public an opportunity to receive additional information on the development.

Mr. E. J. Russell stated he was not opposed to the overall development but expressed concern regarding parking, saying that it was insufficient and that a parking fee should not be charged.

Mr. M. J. Carter, a local resident, asked what assurance residents have that there will be adequate parking in order that residential streets will not become filled with parked cars.

Mr. A. Lever, expressed concern over parking and traffic problems and suggested the development be done in stages beginning with the Children's Hospital, that left turn lanes be provided on Oak Street and that non-residential parking in the area be policed.

MOVED by Ald. Kennedy,

THAT the foregoing application by the British Columbia Medical Centre, be approved, and that the following recommendations of the City Manager be added to the conditions:

- (a) B.C. Medical Centre provide 1,400 parking spaces on the Shaughnessy site. These spaces should be conveniently located to the building and must have ready access from each entrance via an internal driveway system;
- (b) Vehicular access to the site be limited to four points, i.e. Oak Street, 28th Avenue near Laurel, Heather Street at 29th Avenue, and Heather Street near 31st Avenue;
- (c) B.C. Medical Centre pay the full cost of a left turn bay on Oak Street and installation of a pedestrian/vehicular signal to provide access to the site, including dedication of necessary lands;
- (d) The City Engineer carry out a study of Devonshire Crescent to ascertain the best treatment of the street end at Oak Street, in order to prevent traffic filtration in the residential area;
- (e) B.C. Hydro Transit Authority be requested to examine all possible means of improving transit service to the site;
- (f) B.C. Medical Centre pay any costs attributable to expansion of the hospital for the upgrading of general transportation facilities in the area over the next five to ten years;
- (g) All costs to provide utility services including sewer, water, Hydro, telephone and gas be borne by B.C.M.C., arrangements to be satisfactory to the City Engineer;
- (h) Utility easements to the satisfaction of the Director of Legal Services and City Engineer are to be provided by B.C.M.C. at no cost to the City, if required.

- (carried unanimously)

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Rezoning - Shaughnessy Hospital
Site (Continued)

MOVED by Ald. Brown (in amendment)

THAT the Provincial Laboratory building be eliminated from this application.

- LOST

(Aldermen Bellamy, Gerard, Kennedy, Puil and Rankin opposed)

MOVED by Ald. Ford (in amendment)

THAT a condition be added that all new structures or additions, or parking areas or structures, maintain the following setbacks:

a distance of 60 feet from Oak Street

a distance of 24 feet from Heather Street

a distance of 28 feet from 28th Avenue

a distance of 40 feet from 32nd Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin (in amendment)

THAT the following be added to condition No.4 of the application

"and make adjustments to the management or costs of the parking facility as necessary to maximize the use of the parking provided on this site"

- CARRIED UNANIMOUSLY

The amendments having carried, the motion, as amended, was put and CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

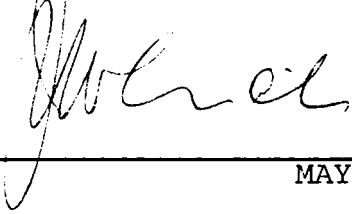
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 11:15 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of April 28, 1977, adopted on May 10, 1977.



MAYOR



CITY CLERK